



**Z-08-10-005**

**City of Greensboro Planning Department  
Zoning Staff Report and Plan Amendment Evaluation**

**Zoning Commission Hearing Date: October 13, 2008**

**GENERAL INFORMATION**

<b>APPLICANT</b>	Souther/GRG, LLC
<b>HEARING TYPE</b>	Zoning Commission
<b>REQUEST</b>	<b>HI</b> (Heavy Industrial) to <b>CD-RM-12</b> (Conditional District-Residential Multi Family)
<b>CONDITIONS</b>	<ol style="list-style-type: none"><li>1. Uses: All multi-family residential uses and related facilities (including community and education center)</li><li>2. Building materials will be not less than 60% brick and/or stone</li><li>3. One access point on Summit Avenue</li></ol>
<b>GFLUM</b>	<b>Low Residential to Moderate Residential</b>
<b>LOCATION</b>	2501 Summit Avenue (West of Summit Avenue and south of Sixteenth Street)
<b>PARCEL ID NUMBER (S)</b>	<b>00-00-0255-0-0100-00-002 (portion of)</b>
<b>PUBLIC NOTIFICATION</b>	The notification area for this public hearing was 600 feet (Chapter 30-9-1.2 of the City Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). <b>25</b> notices were mailed to those property owners in the mailing area.
<b>TRACT SIZE</b>	~6.99 acres
<b>TOPOGRAPHY</b>	Undulating
<b>VEGETATION</b>	Well landscaped with a few trees

**SITE DATA**

<b>Existing Use</b>		Undeveloped
	<b>Adjacent Zoning</b>	<b>Adjacent Land Uses</b>
N	CD-LB and HI (Limited Business) and (Heavy Industrial)	Undeveloped
E	GO-M (General Office Moderate Intensity)	Hospice at Greensboro
W	HI (Heavy Industrial)	Cone Mills White Oak Plant
S	HI (Heavy Industrial)	undeveloped

**Zoning History**

Case #	Date	Request Summary
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This property has been zoned HI since July 1, 1992. Prior to the implementation of the UDO, It was zoned IND H

**ZONING DISTRICT STANDARDS****District Summary \***

Zoning District Designation:	Existing (HI)	Requested (CD-RM-12)
Max. Density:	N/A	12.0 units per acre
Typical Uses	Primarily intended to accommodate a wide range of assembling, fabricating, and manufacturing activities	Primarily intended to accommodate multifamily uses

*\*These regulations may not reflect the actual requirements for all situations; see the City of Greensboro Zoning Code for actual regulations for site requirements for this zoning district.*

**SPECIAL INFORMATION****Overlay District Ordinance/Historic Preservation – N/A****Environmental/Soils**

Water Supply Watershed	No, site drains to North Buffalo Creek
Floodplains	Floodplain encroaches into the property. Site must meet the requirements of the Flood Damage Prevention Ordinance.
Streams	N/A, stream does not encroach into the property but stream buffer may encroach, if so, stream buffer must be shown and labeled.
Other:	Possibility of wetlands

**Utilities**

Potable Water  
Waste Water

**Airport Noise Cone**

The subject property is not located in the Airport Noise Cone.

Location	Required Planting Yard Type and Rate
North	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100
South	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100
East	Street Yard - minimum width 8'; 2 canopy tree per 100', 17 shrubs per 100'
West	Type D Yard – minimum width 5'; 2 understory trees per 100'; 18 shrubs per 100

**Tree Preservation Requirements**

Acreage	Requirements
6.99 Ac.	All trees 4" or greater DBH which are located within the required planting yards or within 15' of the side and rear property line, whichever is greater

**Transportation**

Street Classification	Summit Avenue – Major Thoroughfare.
Site Access	All access(s) must be designed and constructed to the City of Greensboro standards.
Traffic Counts:	Summit Avenue ADT = 11,722.
Trip Generation:	N/A.
Sidewalks	Sidewalks are a requirement of the Development Ordinance. 6' sidewalk with a 4' grass strip is required along both sides of thoroughfares. 5' sidewalk with a 3' grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types. There is no existing sidewalk along the frontage of this development and there are no projects in the area.
Transit in Vicinity	Yes, route 6, Summit Avenue.
Traffic Impact Study (TIS)	No, not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

**IMPACT ANALYSIS****Land Use Compatibility**

The proposed **CD-RM-12** (Conditional District-Residential Multi Family) zoning would allow land uses that are compatible with the general character of the area.

### Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map designates this location as **Low Residential**. The requested **CD-RM-12** zoning district is inconsistent with this GFLUM designation and an amendment to Moderate Residential has been requested.

### Connections 2025 Written Policies

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C: Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6C: Promote the diversification of new housing stock to meet the needs of all citizens for suitable, affordable housing.

### Connections 2025 Map Policies

#### Existing:

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

#### Proposed:

Moderate Residential (5-12 d.u./acre): This category accommodates housing types ranging from small-lot, single-family detached and attached single-family dwellings such as townhomes to moderate density, low-rise apartment dwellings.

### Comprehensive Plan Amendment History

Case #	Date	Request Summary
N/A	N/A	N/A

### Applicant Stated Reasons for Request

#### Explain in detail why the change is needed and a justification for such a change:

Applicant has applied to rezone this property from HI to CD-RM-12 for multifamily residential use. Use of this property for moderate residential will provide suitable housing alternatives in this area on Summit Avenue.

**Explain in detail the conditions that you think may warrant a Plan Amendment** (i.e. unforeseen circumstances or the emergence of new information, unanticipated changes in development pattern, rezonings, transportation improvements, economic opportunities, changes in socioeconomic conditions, etc.):

Several changes in this area have occurred to make this a suitable candidate for infill redevelopment, including changes in the textile industry, establishment of the Hospice Center across Summit Avenue, and the recent rezoning of adjoining property for a day care center. All of these factors point toward a change in land use from Heavy Industrial to Moderate Density Residential.

## **COMPREHENSIVE POLICY PLAN ANALYSIS**

### **Need for Proposed Change**

The applicant's request for a moderate intensity residential development (density up to 12 units/acre) is more intense than the existing Low Residential future land use designation allows. As such a map amendment to Moderate Residential was requested.

This site is located near the corner of Summit Avenue and Sixteenth Street and is on property historically linked to the Cone Mills White Oak Plant just to the west. Areas to the north, east and south of the proposed site are currently designated Low Residential, with an area of Mixed Use Commercial located further to the east at the interchange with US 29. Areas to the west of the proposed site are designated Industrial/Corporate Park, a reflection of the large existing manufacturing facility. Existing land uses in this area include single family residential north of Sixteenth Street and multifamily (apartments) and offices (Hospice) located east of the site.

The existing future land use designation of the proposed site is a reflection of the predominately lower density residential development that evolved with the large industrial facility to the west, providing residences in close proximity to jobs. This connection still exists but the large existing industrial facility plus the close proximity to the US 29 interchange also supports the introduction of more moderate intensity residential development in this area. The development of office and supportive residential uses opposite this site also supports the development of complementary residential development of more moderate intensity in this area.

**Effect of the proposed Change on the Need for City Services and Facilities (e.g. roadway level of service) – N/A**

### **Implications, if any, the Amendment may have for Other Parts of the Plan**

Limited. Staff may need to evaluate some adjustments around this intersection based on emerging land use patterns.

**Unforeseen Circumstances or the Emergence of New Information (e.g. significant economic opportunity in Tier 2 or 3) – N/A**

## **PLANNING BOARD COMMENTS**

The Planning Board meet on September 17, 2008 and made the following comments concerning this request:

- A change to Moderate Intensity Residential for this site makes sense based on recent development trends
- May need to examine map changes in the broader area, particularly if existing industrial plant ever closes

## **CONFORMITY WITH OTHER PLANS**

**City Plans - N/A**

**Other Plans - N/A**

## **Staff/Agency Comments**

### **Planning**

The applicant is proposing to rezone the subject property to facilitate the development of multi-family dwelling units at a density of 12 dwelling units per acre or less. This area of the City consists mostly of developed land with varying densities of residential, institutional, industrial and commercial uses. To the immediate west of the subject site is the Cone Mills White Oak Plant, to the east is the Hospice at Greensboro, to the north is an undeveloped parcel and single-family units and to the south is also an undeveloped parcel. Also in the immediate vicinity are apartments and a commercial shopping plaza.

This rezoning request if approved will help promote a diverse mix of housing types, and densities in the general area which will meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities. It will also ensure sound and sustainable patterns of land use, limit sprawl and provide for the efficient provision of public services and facilities.

Staff is however concerned about the manner in which the parent parcel (~10.0 acres) at the northwest corner of sixteenth street and Summit Avenue is being developed in a piecemeal fashion. To remedy this situation, staff will like to see a development oriented toward Summit Avenue and if possible with street stubs to the north and south to facilitate a strong pedestrian and vehicular connectivity when those parcels get eventually developed.

Staff believes that this request is consistent with the intent and purpose of the zoning code and will be consistent with the requested Comprehensive Plan (Connections 2025). Staff is also of the opinion that the request is compatible with the existing development and trend in the surrounding neighborhood.

### **Water Resources**

Contact the State Division of Water Quality and USACE for any wetlands disturbance or stream crossing / disturbance.

**Housing and Community Development**

Long term quality of life for residents of site would be greatly enhanced by appropriate use of constructed and/or vegetated buffering along the eastern boundary of this site.

**STAFF RECOMMENDATION**

**PLANNING**

Staff recommends **approval** of the requested **CD-RM-12** (Conditional District-Residential Multi Family) zoning district.